

WARRANTY DEED

017613

KNOW ALL MEN BY THESE PRESENTS, that **John M. Joseph**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **John M. Joseph, Trustee**, under the **John & Mary Joseph Loving Trust** dated September 20, 1990 and any amendments thereto, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said John & Mary Joseph Loving Trust, its successors or assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

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Beginning at an iron pipe marking the northwesterly corner of the land of John and Mary Joseph; said pipe also being in the southeasterly line of Middle Street, so-called; thence N 51° 56' 43" E along said Street for thirty-three (33') feet to a point; thence S 54° 03' 07" E along other land of the grantors for seventy and forty-six hundredths (70.46') feet to a point; thence S 27° 34' 18" W along other land of the grantors for thirty-five (35') feet to a point; thence N 50° 45' 28" W along the land of the grantees for eighty-five and ninety-three hundredths (85.93') feet to the point of beginning. This parcel contains 2617 square feet.

MEANING AND INTENDING to convey the same premises as conveyed to John M. Joseph and Mary K. Joseph, as joint tenants, from Roman Catholic Bishop of Portland by Quitclaim Deed dated September 16, 1996 and recorded in Book 5274 and Page 20. Mary K. Joseph died on August 4, 1998 leaving John M. Joseph as the surviving joint tenant.

Also another parcel of land located in the City of Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at a stone monument set in the ground in the easterly line of Middle Street at the northwesterly corner of land formerly of the heirs of the late George F. Gilman now belonging to the Catholic Church Society; thence easterly along the northerly line of the said Catholic Church Society to a stone monument set in the ground at the southwesterly corner of land formerly belonging to the Baptist Church Society now belonging to the said Catholic Church Society; thence northerly along the westerly line of said Catholic Church Society land to another stone monument set in the ground; thence westerly in a straight line to a stone monument set in the ground in the easterly line of said Middle Street, said stone monument being seventy-four and thirty-five hundredths (74.35) feet north from the point of beginning; thence southerly in the easterly line of said Middle Street seventy-four and thirty-five hundredths (74.35) feet to a stone monument, the point of beginning.

MEANING AND INTENDING to convey the same premises as conveyed to John M. Joseph and Mary K. Joseph from John S. Pendleton by Warranty Deed in Joint Tenancy dated April 30, 1952 and recorded in the Kennebec County Registry of Deeds in Book 5220, Page 332. Mary K. Joseph died on August 4, 1998 leaving John M. Joseph as the surviving joint tenant.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said John & Mary Joseph Loving Trust, its successors or assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, its successors or assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said John & Mary Joseph Loving Trust, its successors or assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **John M. Joseph** have hereunto set my hand and seal this 19th day of June, 2001.

Signed, Sealed and Delivered
in presence of

Toni M. Allen

John M. Joseph
John M. Joseph

STATE OF MAINE
Kennebec, ss.

June 19, 2001

Personally appeared the above named **John M. Joseph** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Toni M. Allen
Notary Public/Attorney at Law

Printed Name

Toni M. Allen
Notary Public, Maine
My Commission Expires June 16, 2006

RECEIVED KENNEBEC SS.

2001 JUL -2 AM 9:00

ATTEST: Barbara R. Munn
REGISTER OF DEEDS

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